



AGENDA

Regular City Council Meeting

6:30 PM - Wednesday, June 10, 2026
City Hall, 210 E. 4th St.

Page

1. REGULAR MEETING

The public may attend the meeting in person or by accessing the link provided or using the call-in number below and enter the 9-digit access code:

Please join my meeting from your computer, tablet or smartphone.

<https://www.gotomeet.me/LaCenterCouncilMeetings/city-council-meetings>

You can also dial in using your phone.

United States: [+1 \(312\) 757-3129](tel:+13127573129)

Access Code: 293-309-125

Any public comments that need to be read must be submitted by email to clerk@ci.lacenter.wa.us by 4:00 PM on June 10, 2026. The submission will need to include:

- General Comment or Public Hearing Comment
- Citizen Name
- Comment

The Citizen's comment will be read by the City Staff during the public comment period, observing the 3-minute time limit. Citizens can speak at the council meeting or through the GoTo link.

1.1. MEETING CALLED TO ORDER

1.2. PLEDGE OF ALLEGIANCE

1.3. ROLL CALL

1.4. CITIZENS' PUBLIC COMMENT

1.5. CONSENT AGENDA

1.5.1. Checks Payable 3 - 5
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1.5.2. Meeting Minutes 6 - 9
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1.6. PRESENTATIONS AND PROCLAMATIONS

1.6.1. Ride Transit Month Proclamation 10
[Ride Transit Month Proclamation](#)

1.6.2. Clark County Solid Waste and Recycling Update 11 - 22
[Clark County Solid Waste and Recycling Update](#)

1.7. COUNCIL STAFF REPORTS/ANNOUNCEMENTS

1.7.1.	MAYOR'S REPORT	
1.7.2.	ATTORNEY'S REPORT	
1.7.3.	COUNCIL COMMENTS	
	<ul style="list-style-type: none"> • Councilmember Rivara • Councilmember Kasberg • Councilmember Boyle • Councilmember Frantz • Councilmember Cervený 	
1.7.4.	STAFF REPORTS	
1.7.5.	Public Works and Community Development Staff Report Public Works and Community Development Staff Report	23 - 29
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1.7.8.	Amendment to EMS Interlocal Cooperation Agreement Amendment to EMS Interlocal Cooperation Agreement	55 - 63
1.8.	ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS	
1.8.1.	Public Hearing - Resolution No 26-492 New Schedule of Sewer Rates & Charges Resolution No 26-492 New Schedule of Sewer Rates & Charges	64 - 68
1.9.	ITEMS REMOVED FROM THE CONSENT AGENDA	
1.10.	UNFINISHED BUSINESS	
1.11.	NEW BUSINESS	
1.12.	ADJOURNMENT Meeting was adjourned at (time) p.m.	
1.13.	Signatures	



Checks Payable

6.10.2026

<u>Debit</u>	<u>Credit</u>
Accounts Payable ACH & Ck #:29861-29879	670,056.86
Direct Deposit (ACH)	52,491.22
Total Checks Payable:	722,548.08

Auditing Officer Certification:

I, the undersigned, do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered or the labor performed as described herein, and that the claim is a just, due and unpaid obligation against the City of La Center.



Director of Administrative Services, City of La Center

Accounts Payable

Checks by Date - Summary by Check Date

User: pboyce@ci.lacenter.wa.us
 Printed: 6/8/2026 3:11 PM



Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
ACH	AFLAC	AFLAC	06/09/2026	0.00	185.12
ACH	aquionic	Aquionics	06/09/2026	0.00	7,247.58
ACH	CINTAS	CINTAS	06/09/2026	0.00	151.41
ACH	CPU	Clark Public Utilities	06/09/2026	0.00	10,921.77
ACH	DeptRet	Dept. of Retirement	06/09/2026	0.00	9,928.75
ACH	FireServ	Fire Extinguisher Service Cent	06/09/2026	0.00	1,525.50
ACH	FIRST	FIRST-CITIZENS BANK & TRUST COM	06/09/2026	0.00	213.44
ACH	IRS	Internal Revenue Service	06/09/2026	0.00	19,765.76
ACH	Isolved	Isolved Benefit Services	06/09/2026	0.00	456.50
ACH	Nextwork	Nextworks,LLC	06/09/2026	0.00	24,902.78
ACH	NWNat	NW Natural Gas	06/09/2026	0.00	150.18
ACH	Oregon	Oregon Teamster Employers Trust	06/09/2026	0.00	16,986.02
ACH	ORRev	Oregon Dept. of Revenue	06/09/2026	0.00	786.72
ACH	PBS	PBS Engineering & Environmental Inc.	06/09/2026	0.00	27,372.50
ACH	PFML	Employment Security Department	06/09/2026	0.00	619.90
ACH	Sealmast	Phoenix Asphalt Maintenance Co.,Inc	06/09/2026	0.00	337.48
ACH	TEAMSTER	Teamsters Local 58	06/09/2026	0.00	441.50
ACH	TIKKA	TIKKA MASONRY INC	06/09/2026	0.00	117,211.80
ACH	Tmobile	T-Mobile USA Inc.	06/09/2026	0.00	601.46
ACH	WA CARES	Employment Security Department	06/09/2026	0.00	368.13
ACH	WASTE	Waste Connections	06/09/2026	0.00	58.69
ACH	WesternC	Western Conference of Teamsters Pension 1	06/09/2026	0.00	1,195.42
ACH	WINDSOR	WINDSOR MEP ENGINEERS, LLC	06/09/2026	0.00	101,048.75
29861	AceHardw	Ace Hardware /woodland	06/09/2026	0.00	505.79
29862	Amazon	Amazon Capitol Services	06/09/2026	0.00	635.06
29863	AWC-Emp.	AWC-Employee Benefit Trust	06/09/2026	0.00	13.18
29864	CCTACH	Clark County Treas	06/09/2026	0.00	59,222.28
29865	COREMAIN	CORE & MAIN LP	06/09/2026	0.00	2,151.28
29866	Comerce	Department of Commerce	06/09/2026	0.00	251,163.20
29867	EMPSEC	Employment Security Department	06/09/2026	0.00	850.18
29868	ESRI	ENVIRONMENTAL SYSTEMS RESEAR	06/09/2026	0.00	2,828.80
29869	Gray&Os	Gray & Osborne, Inc.	06/09/2026	0.00	2,508.55
29870	GENCODE	ICC CODIFICATION, INC	06/09/2026	0.00	399.50
29871	JLS	JLS NEWCO, LLC	06/09/2026	0.00	124.46
29872	L&I	Dept. of Labor & Industries	06/09/2026	0.00	1,009.55
29873	MartaOch	Marta Ochoa-Rutuherford	06/09/2026	0.00	65.00
29874	OneCall	One Call Concepts	06/09/2026	0.00	133.44
29875	RNMBean	Richard Bean	06/09/2026	0.00	800.00
29876	Siteone	Siteone Landscape Supply,LLC	06/09/2026	0.00	61.96
29877	swcleana	Southwest Clean Air Agency	06/09/2026	0.00	1,690.00
29878	MastersT	The Master's Touch, LLC	06/09/2026	0.00	1,488.97
29879	SWWHum	Vancouver Humane Society&SPCA	06/09/2026	0.00	1,928.50
Total for 6/9/2026:				0.00	670,056.86

<u>Check No</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Check Date</u>	<u>Void Checks</u>	<u>Check Amount</u>
Report Total (42 checks):				0.00	670,056.86



MINUTES

Regular City Council Meeting

6:30 PM - Wednesday, May 27, 2026
City Hall, 210 E. 4th St.

The Regular City Council of the City of La Center was called to order on Wednesday, May 27, 2026, at 6:30 PM, in the City Hall, 210 E. 4th St., with the following members present:

PRESENT: Mayor Tom Strobehn, Councilmember KC Kasberg, Councilmember Sean Boyle, Councilmember Liz Cerveny, Councilmember Myrna Frantz, and Councilmember Louis Rivara

EXCUSED:

1. REGULAR MEETING

1.1. MEETING CALLED TO ORDER

1.2. PLEDGE OF ALLEGIANCE

1.3. ROLL CALL

- 1.3.1. Sign In Sheet
[Sign In Sheet](#)

1.4. CITIZENS' PUBLIC COMMENT

Citizen's public comments can be heard on YouTube [here](#) and [here](#).

1.5. CONSENT AGENDA

- 1.5.1. Checks Payable
[Checks Payable](#)
- 1.5.2. Meeting Minutes
[Work Session and Regular City Council - 13 May 2026 - Minutes](#)
- 1.5.3. Planning Commission Appointment - Meagan Laplant
Mayor Tom Strobehn appointed Meagan Laplant to the Planning Commission and it can be heard on YouTube [here](#).
[Planning Commission Appointment - Meagan Laplant](#)

1.6. PRESENTATIONS AND PROCLAMATIONS

- 1.6.1. ECHO Systems Analysis

- 1.6.2. Ty Stober gave a presentation about the Ending Community Homelessness Coalition (ECHO) that can be heard on YouTube [here](#).
Community in Motion Presentation

Walt Gordon presented the Community in Motion presentation that can be heard on YouTube [here](#).
[Community in Motion Presentation](#)

- 1.6.3. Clark County Arts Commission Update and Congressional Art Contest Winner

Margene Rivara presented the Clark County Arts Commission Update and Congressional Art Contest Winner that can be heard on YouTube [here](#).
[Clark County Arts Commission Update and Congressional Art Contest Winner](#)

- 1.6.4. 2026 Congressional Art Award
[2026 Congressional Art Award](#)

1.7. COUNCIL STAFF REPORTS/ANNOUNCEMENTS

- 1.7.1. MAYOR'S REPORT
Mayor's Report can be heard on YouTube [here](#).

- 1.7.2. ATTORNEY'S REPORT
Attorney's Report can be heard on YouTube [here](#).

- 1.7.3. COUNCIL COMMENTS
- Councilmember Rivara
 - Councilmember Kasberg
 - Councilmember Boyle
 - Councilmember Frantz
 - Councilmember Cervený
- Council Comments can be heard on YouTube [here](#).

- 1.7.4. STAFF REPORTS

- 1.7.5. Clark County Sheriff's Office Staff Report
Commander Phil Sample presented the Clark County Sheriff's Office Staff Report that can be heard on YouTube [here](#).
[Clark County Sheriff's Office Staff Report](#)

- 1.7.6. Administrative Services Staff Report
Pete Boyce presented the Administrative Services Staff Report that can be heard on YouTube [here](#).

[Administrative Services Staff Report](#)

1.7.7. Sewer Utility Rates and Structure - Direction to Proceed

Sergey Tarasov with FCS Group presented the Sewer Utility Rates and Structure - Direction to Proceed that can be heard on YouTube [here](#).

Tracy Coleman presented the Sewer Utility Rates and Structure - Direction to Proceed Staff Report that can be heard on YouTube [here](#).

[Sewer Utility Rates and Structure - Presentation](#)

[Sewer Utility Rates and Structure - Direction to Proceed Final Staff Report](#)

KC Kasberg moved, seconded by Liz Cerveny, to recommend City staff move forward with the presented volumetric rate design, allowing for public notice, hearing and rate change adoption in a future council meeting.

RESULT:	CARRIED UNANIMOUSLY
MOVER:	KC Kasberg
SECONDER:	Liz Cerveny
AYES:	Councilmember KC Kasberg, Councilmember Sean Boyle, Councilmember Liz Cerveny, Councilmember Myrna Frantz, and Councilmember Louis Rivara

1.7.8. REVISED - Interlocal Agreement between Clark County and City of La Center for Prosecution Services

City Attorney, Beth Ford presented the Revised Interlocal Agreement between Clark County and City of La Center for Prosecution Services that can be heard [here](#).

[REVISED - Interlocal Agreement between Clark County and City of La Center for Prosecution Services](#)

[Interlocal Agreement between Clark County and City of La Center for Prosecution Services Staff Report](#)

Louis Rivara moved, seconded by Liz Cerveny, to approve the Revised Interlocal Agreement between Clak County and City of La Center for Prosecution Services.

RESULT:	CARRIED UNANIMOUSLY
MOVER:	Louis Rivara
SECONDER:	Liz Cerveny
AYES:	Councilmember KC Kasberg, Councilmember Sean Boyle, Councilmember Liz Cerveny, Councilmember Myrna Frantz, and Councilmember Louis Rivara

1.8. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

1.8.1. Resolution26-491 Hazardous Mitigation Plan

Tracy Coleman presented Resolution 26-491 Hazardous Mitigation Plan that can be heard on YouTube [here](#).

[Resolution 26-491 Hazardous Mitigation Plan](#)

Liz Cervený moved, seconded by KC Kasberg, to approve Resolution 26-491 Hazardous Mitigation Plan.

RESULT:	CARRIED UNANIMOUSLY
MOVER:	Liz Cervený
SECONDER:	KC Kasberg
AYES:	Councilmember KC Kasberg, Councilmember Sean Boyle, Councilmember Liz Cervený, Councilmember Myrna Frantz, and Councilmember Louis Rivara

1.9. ITEMS REMOVED FROM THE CONSENT AGENDA

1.10. UNFINISHED BUSINESS

1.11. NEW BUSINESS

1.12. ADJOURNMENT

The meeting was adjourned at 8:24 PM.

1.12.1.

KC Kasberg moved, seconded by Sean Boyle, to adjourn the meeting.

RESULT:	CARRIED UNANIMOUSLY
MOVER:	KC Kasberg
SECONDER:	Sean Boyle
AYES:	Councilmember KC Kasberg, Councilmember Sean Boyle, Councilmember Liz Cervený, Councilmember Myrna Frantz, and Councilmember Louis Rivara

1.13. Signatures

Thomas Strobehn, Mayor

Peter Boyce, Director of Administrative Services &
City Clerk



City of La Center Ride Transit Month

- Whereas,** C-TRAN has provided public transportation in Clark County since 1981, today operating Local, Regional and Express fixed-route bus service, C-VAN paratransit service, vanpool, and The Current on-demand service; and
- Whereas,** C-TRAN provides cost-effective, safe, and accessible public transportation that empowers the community by providing mobility options that connect them with places of employment, education, health care, shopping, entertainment, recreation, social and religious function.
- Whereas,** on average public transit provides more than 100 million passenger trips in Washington each year. Locally, C-TRAN provided 5,280,313 transit rides in 2025, which is a 6.3% increase over 2024; and
- Whereas,** transit demand is linked to high-need populations, including seniors, people with disabilities, and low-income households; and

NOW, THEREFORE, I Tom Strobehn, Mayor of the City of La Center, do hereby proclaim the month of June, as “Ride Transit Month” in the City of La Center, Washington.

Dated this 10th day of June in the year 2026.

Mayor _____

Thomas Strobehn

Solid Waste & Recycling Division

Annual Update

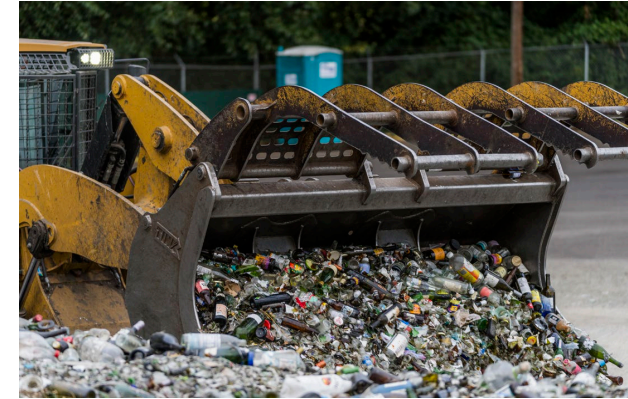
Joelle Loescher, Solid Waste & Recycling Division Manager

La Center | June 10, 2026



SWR Annual Update

- The Solid Waste & Recycling Division continues to serve as the lead agency for solid waste planning and implementation of the Comprehensive Solid Waste Management Plan (CSWMP)
- This update highlights the regional solid waste system, provides an overview of Solid Waste & Recycling Division activities, and summarizes ongoing initiatives and upcoming priorities



Capital Improvement Program (CIP) – Transfer Station Improvement

- The CIP is an ongoing program to improve the solid waste system, addressing aging infrastructure, rising service demands, and evolving waste streams
- Oversight of the CIP is established through a collaborative Master Services Agreement (MSA), between CC, COV, and CRC.
- CIP Projects have been identified through the Regional Solid Waste System Study (2024), Triennial Inspections (2023-2024), and CSWMP

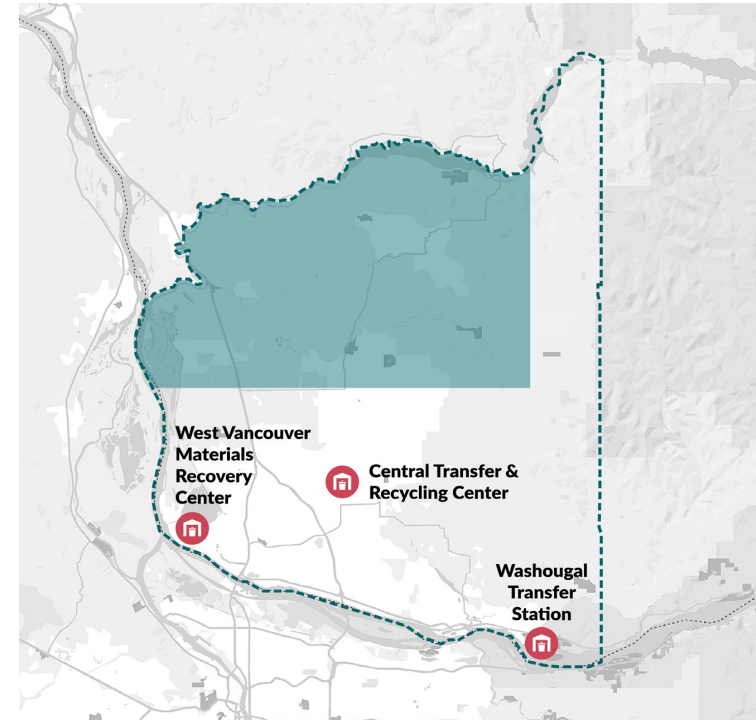


North County Transfer Station Siting Study

- Phase I – Broad Area Site Screening
 - Establish siting criteria, identify suitable properties, and conduct a thorough evaluation of potential sites
 - Screen a short-list of feasible sites

Future:

- Phase II – Focused Site Screening
 - Refine short list to two sites for environmental review



Cost-Benefit Analysis/Public Ownership

- Financial cost and benefits of three ownership, operations, and maintenance options
 - Private ownership, operation, and maintenance (current)
 - Public ownership with competitively procured operation and maintenance
 - Public ownership, operation, and maintenance
- Will be discussed at a future council meeting



Waste Characterization Study

- Study is available at <https://clark.wa.gov/media/document/225106>
- Results will be used to:
 - Identify and evaluate trends in the regional solid waste system
 - Support decisions on rate setting
 - Improve transparency with policy makers, community partners, and the public
 - Evaluate the effectiveness of existing recycling education programs
 - Identify future waste prevention and recycling programming opportunities



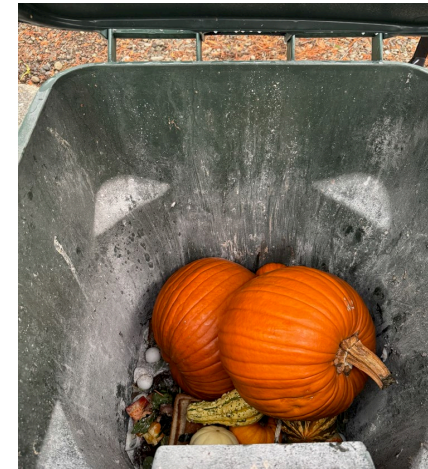
Regional Recycle Right App

- Offer Clark County residents an easy way to manage their waste and recycling
 - Customized calendar reminders
 - Specialized pick-up requests
 - How to recycle various items and dispose of garbage responsibly
- Improvements planned for fall 2027
 - Expanded educational tools
 - Games and quizzes to promote proper recycling practices



We Compost Program

- Increases household access to composting
- Offers food scrap drop-off hubs throughout Clark County
- In 2025, over 186,000 pounds of food scraps were diverted from landfill
- This spring, the 18th hub was added in the Salmon Creek area



Battery Disposal

- In July 2027, residents will have expanded access to safe, free battery drop-off sites throughout the county
- The Battery Network, operating under the Battery Stewardship Law, will be adding new locations for disposing of small household batteries



Recycling Reform Act Legislative Update

- After 2030, recycling services will be offered to all households with curbside garbage service
- Drop-off access will be improved
- This will expand service for rural communities and apartment complexes



SWR Division - \$1.43

- A \$1.43 County Health Fee was incorporated into the tipping fee structure beginning in 2017
 - The fee supported County public health-related solid waste activities and programs
 - The fee is scheduled to end in 2026
- Impact to Customers
 - No anticipated rate impact to customers or residents from ending the fee
 - Solid waste services and transfer station operations will continue as normal



Thank you!

Comments and questions

Clark County Public Service Center

1300 Franklin Street • PO Box 5000

Vancouver, WA 98666-5000





Department of Public Works

To: Mayor Thomas Strobehn and City of La Center Council
From: Tracy Coleman, Community Development & Public Works Director
Date: June 10, 2026
Re: Public Works Staff Report

Mayor Strobehn and City Council,

Public works staff are pleased to provide this month's department update. Please do not hesitate to contact me if you need any information on these items or any other Public Works issues.

I. Public Works Operations

Streets/Facilities:

- Public Works have painted fresh paw prints on the streets, leading to the high school for graduation.
- Construction of the new Public Works shop:
 - Exterior walls have been installed.
 - Post and beams for the extension wings have been installed.
 - Truss installation is complete.
 - Exterior walls and the rooftop have been clad in plywood.
- The bank building tenant has been busy remodeling the facility to meet his needs. Staff have done some minor repairs as needed.
- The US flags, veteran banners, and yellow ribbons have been placed on the bridge.
 - Several new veteran banners were added this year. Each Hometown Hero banner has a citizen sponsor. Please contact City Hall for information on sponsoring a banner.
 - Illumination lighting has been installed on the bridge flags.
- **The TIB grant for Road Maintenance Projects:** Pothole and crack seal are completed. We expect grant reimbursement mid-June for project close out.
- Crosswalks along Pacific Hwy and 4th St. have been updated with fresh thermoplastic. A contractor applied the bars with a machine that uses liquid plastic. Traffic control and flagging were provided by PW staff.

Parks/Grounds:

- With the permanent netting installed, and some logo's painted on, the new pickleball courts at Heritage Park are now open to the public!
- The new drinking fountains with bottle fillers have been installed at both Holley and Heritage Park.
- The irrigation systems are running in the parks.

- The Splash Pad at Holley Park will be opening June 12th. Normal hours of operation are 11am – 8pm. A pedestal mounted push button activates the water.
- The tables and garbage cans have been reinstalled at the riverfront recreational area. These are kept chained together during the winter as a precaution against flooding.
- **New Park off 5th, between Birch and Cedar:**
 - This project is on schedule, making use of the relocated Make Mine Milk building.
 - Site grading is in progress with utility trenches going in and utilities.
 - Three existing fruit trees have been relocated.
 - The concrete work and beam have been installed for the story pole / totem pole.
 - stormwater drains along the north side of the property for the building to connect to.
 - new concrete ramps and sidewalks along E Birch and Cedar Ave.

Stormwater:

- Staff took advantage of some wet weather in May to sweep some of the main streets in town. Neighborhood streets will be swept as time allows.

II. Wastewater Operations

Operations:

- All plant parameters remain well within compliance of the NPDES Permit limits.
- Lab Accreditation submittal has been sent off to DOE.
- A pilot test for a Huber screw press was performed onsite. Biosolids dewatering performance showed substantial improvement. 50 to 60% dryer cake was observed as result, and potential for ~40% polymer reduction.

Maintenance/Emergency Response:

- Influent screen 1 brushes/seal rebuild complete. Influent Screen #2 is currently being disassembled for rebuild.
- Ultrasonic level sensor failed in pump station 1. Temporary repairs were made to run the pump station off floats. TAG assisted with programming. Pump station level control has been fixed and put back online. A shelf-spares level sensor is being out to inventory.
- Utility water pump 2 is still in rebuild.
- Chlorine cleaning of all membranes was completed in May.
- Random SCADA/network communications issues continue. Working with programmers and Nextworks is ongoing. Issues with firewall connectivity is believed to be causing dialer issues.
- Wasting pump 2 retrieval handle broke off the pump, leading to the pump being stuck in the process basin. Corrosion is suspected to be the cause. To remove the pump, a complex shutdown of half the plant is being planned. The issue was discovered in trying to perform routine oil changes on in plant pumps.
- New UPSs (PLC back up batteries) were installed following issues caused by a power outage on April 14th.
- Polymer mixer motor failed and was replaced. The polymer water make up valve was replaced at the same time.
- Blower 4211 was reassembled and put back into service.
- Neat polymer dosing pump was rebuilt.
- A plant shut down was required to work on air flow meters for MBR 2 and MBR 3. Blower performance improved as result.

- On June 2nd, a plant power outage occurred at ~3:30 AM. Clark PUD said there were no reported outages. The Variable Frequency Drive (VFD) for Aeration Blower 7100 was found to be shorted out causing the plants main breaker to trip. (1600 AMP 480V) This led to plant wide failures, and the assistance of electricians and programmers. All treatment plant staff, electricians with AET, and programmers with TAG responded quickly and safely in troubleshooting and restoring plant operations. I want to say thanks to everyone involved for their hard work and dedication. A new drive and breaker are being expedited to replace the failed components (original equipment for Phase 1A).

Admin:

- The May DMR is being submitted with no violations.
- Work in engineering support of capital projects is ongoing.

Safety:

- There have been no reportable injuries this year.
- Staff attended “CRESA” safety training.

III. Engineering

- **4th Street Signal Project Grant funded:** The poles and mast arms were delivered to Holley Park, parking lot. Clark County has tested the signal controller and the CPU meter. The contractor has installed these items. The contractor is waiting for a couple of new poles to be delivered install. The city has met with Clark County to discuss the Interlocal Agreement for them to maintain. The signal is scheduled to be tentatively operational by the end of July.
- **4th Street Widening and Brezee Creek Culvert Project Grant funded:** The contract has been signed, and a preconstruction meeting was held on May 25th. Work is scheduled to begin on June 15, 2026. The first stage of construction is to shift traffic south to maintain (2) 10-foot wide travel lanes. The contractor will begin installation of a bypass on the north side of 4th Street to build the bridge. Stonecreek Drive will be closed on 4th Street to facilitate this bypass lane. A detour will be implemented to use Cedar Avenue as a detour to access Stonecreek Drive. The bypass lane will be used to shift traffic north to build the bridge. The bridge construction will take approximately 12 months to complete, and the project will last 18 months. Notification will be sent to the residents, bus service, school and garbage company of the detour route.
- **Shared Use Path off Pacific Hwy – Grant funded.** HHPR is working completing 100% design. The city received NEPA approval and Right of Way Certification from WSDOT. The agreement to obtain obligation of funding was submitted to WSDOT HQ on May 21st. The city has also submitted the bidding documents to WSDOT for review to authorize the project to be constructed. The city can put out the bid the project once the funding obligation is sent from WSDOT HQ and the bid documents are approved.
- **WSDOT Safety Grant:** A contract has been signed with Vertex Contracting. A preconstruction meeting was held with WSDOT, and the contractor anticipates starting construction in June.

- The **public storm system** under the parking lot of the New Phoenix Casino is compromised. We are aware of this as a pipe collapsed at 5th Street, and we repaired it in 2023. We have hired Windsor Engineers to design the repair/rebuild. The consultant submitted 90% design to the city for review. Currently looking at deadlines for reapplying for the Public Works Trust Fund grant and Water Quality Combined Funding Program through DOE.
- **Tribal Funded Engineering for Roundabout design for the intersection of La Center Road and Paradise Park Road.** HHPR has completed approximately 50% design. The city worked with the Cowlitz Tribe with design concept approval. HHPR has completed a draft design of the center treatment. Cowlitz tribe is reviewing the center treatment design.
- **Rural and Tribal (RTA) Grant** – On Sept 8th we submitted for a \$1.8M grant to pay for design engineering Downtown 2.0 at and the Pedestrian Path, which will extend from our 4th Street Round along La Cener road to the Junction at the interstate. 80-100% engineering will provide us with shovel ready projects for future construction grant dollars. We did not receive funding for this grant, but they are opening it up again this year to apply.
- **DOWNTOWN 2.0** – This past week in March, we met with USDOT, USDA, Rep. Gluesenkamp Perez, Senator Cantwell Staff, Senator Murray’s Staff and others to promote and lobby for downtown 2.0 and our city needs. The requested totaled over \$14.2M in requests for various projects that were inclusive of and surrounding our Downtown 2.0 corridor. They ranged from multimodal access, community plaza, water, sewer and street infrastructure, Breeze Creek, Farmers market and La Center Road. We did not receive funding for the Farmers Market.

IV. Building Department

- Stephens Hillside has 13 homes under construction.
- Lockwood Meadows has 11 homes under construction.
- Urban Meadow has 6 homes under construction.
- Golden Grove has 5 homes under construction.
- Exit 16 Sips and Scoops has passed framing and is in drywall.
- Paradise Park Fairfield Hotel permit has been issued and is currently in foundation stage.

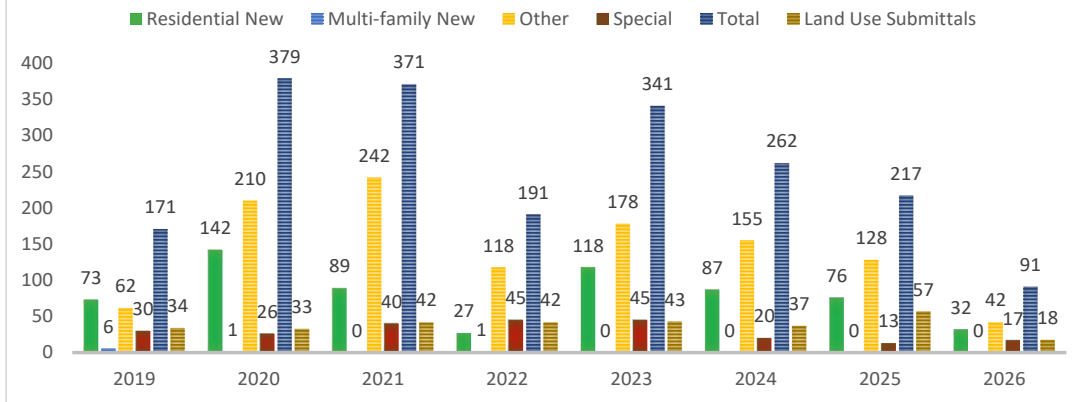
V. Code Enforcement

- There were 12 new cases opened.
- There were 10 cases closed.
- There are currently 10 open cases.

VI. Community Development

- See chart - We received 0 new land use applications in May keeping the total of 18 applications for the year.

COMMUNITY DEVELOPMENT ACTIVITY 2018-2026

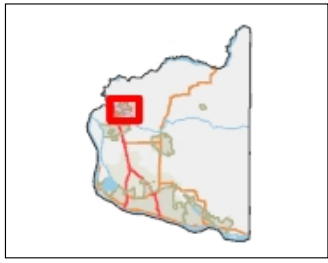
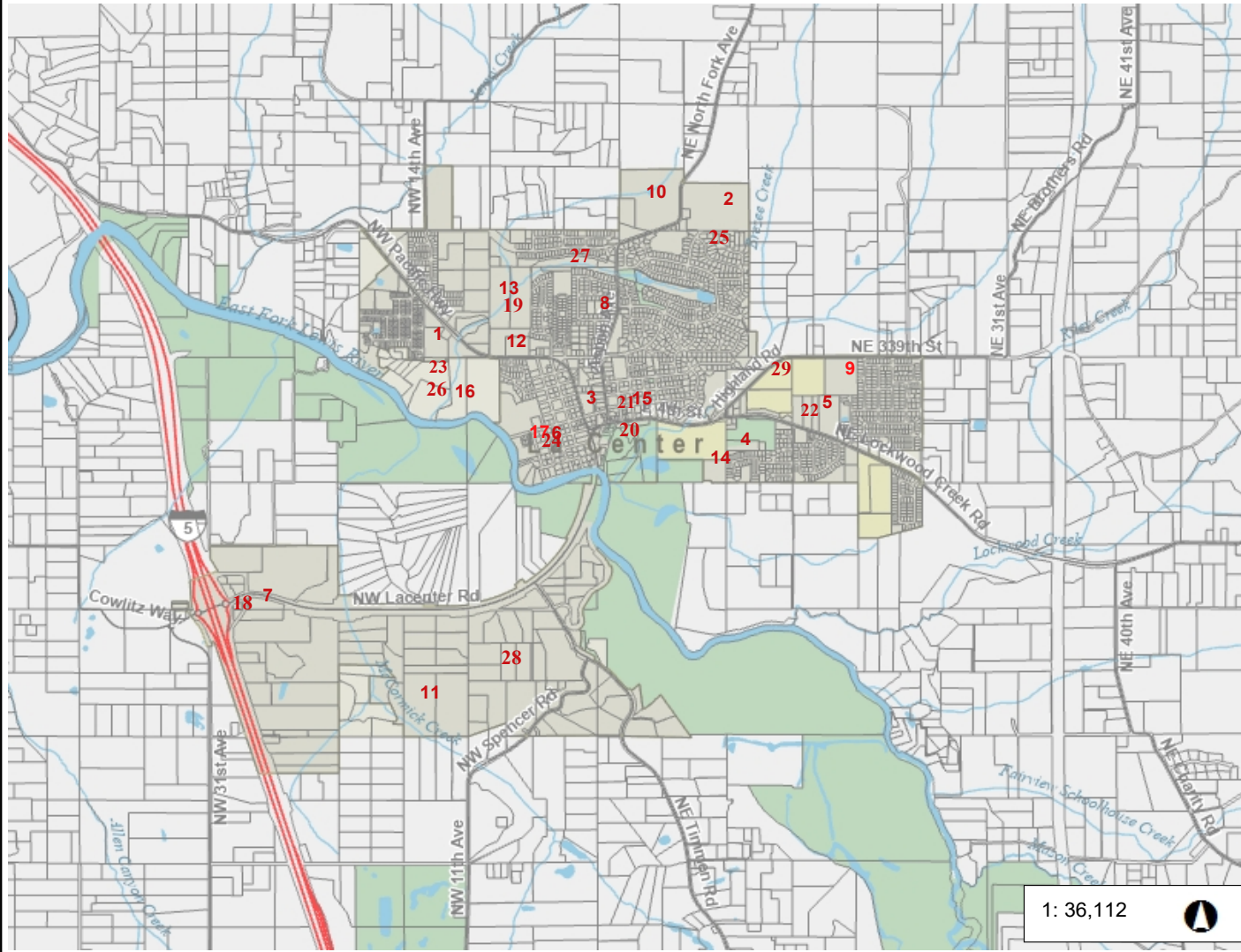


2026: 1-res; 0-multi; 5-other; 1-special = 7-Total; 4 Land Use Submittals

Other (i.e. roof, row, mechanical, plumbing, etc.)

Special (i.e. solar panels, cell towers, decks, covered patio, fencing, etc.)

MAP #	TYPE	PROJECT	DESCRIPTION	STATUS
1	ENG/FLD	Larsen Subdivision	Engineering Review - 41 Lot Subdivision & Final Plat	Construction is nearly complete for the public infrastructure. The city has issued the contractor a punch list of items to complete. Final Land Division application submitted
2	ENG	Vineyard Vista Subdivision - Final Engineering	Proposed - 84 Lot Subdivision	The applicant applied for final engineering on 10/29/2024. The 1st Engineering review was completed on 12/3/24
3	PLD	Pacific Hwy Short Plat/ Duplex	2 Lot Short Plat/ One New Duplex	Application for a two-lot short plat with one existing duplex and one proposed duplex located in the HDR zone district.
4	PSR	City of La Center Public Works Bldg Addition	Type III Conditional Use Permit and Rezone	Preliminary application approved. Final Site Plan & Engineering submitted.
5	PAC	Ellertson Subdivision Rezone	Pre-Application Conference	Pre-application conference held. OK to submit for preliminary review.
6	PAC	Jade Oak Homes 4 Plex	Pre-application Conference for Two Fourplex Units	Pre-application conference held. OK to submit for preliminary review.
7	FLD/FSR	Paradise Park Engineering	Final Plat & Final Site Plan Review	The applicant has submitted the Final Plat & Final Site Plan Review - Staff is waiting for revisions.
8	HOC/SGN	Dalling Home Business	Type II Home Business Application	The applicant has submitted an application for a Home Business. The application was submitted on 7/11/2025 and deemed Not Technically Complete on 7/17/2025
9	PLD/ZONE	Manning Meadows Subdivision	Type III Subdivision	The applicant is requesting to subdivide approximately 11.6 acres into 81 single-family detached and attached lots. The site is currently zoned LDR-7.5 and the applicant is requesting a zone change to MDR-16. The zone request will be a separate Type IV Legislative process.
10	PAC	Conner Subdivision	Pre-Application Conference	The applicant is requesting to divide parcel 258982000 into 50 single-family residential lot in the LDR-7.5 zond district. A Pre-application confernece was held.
11	PAC	Relyea Subdivision	Type III Subdivision	Divide 67 acres in 153 single-family residential lots in the LDR-7.5 zone
12	PLD/ZONE	NW 9th Ave Subdivision/ Rezone	Type III Subdivision & Rezone	The applicant is requesting to Subdivide approximately 11.6 acres into 81 single-family detached and attached lots. The site is currently zoned LDR-7.5 and the applicant is requesting a zone change to MDR-16. The zone request will be a separate Type IV application
13	ENG	Juniper Ridge Engineering Review	Engineering Review	Applicant is working on first review comments for the Engineering Review
14	ENG	Breeze Creek Subdivision	Engineering Review	Applicant is working on first review comments for the Engineering Review
15	PSR/CUP	La Center Food Cart Pod	Food Cart Pod/ Farmer's Market/ Park Downtown	Application for Site Plan Review/ Conditional Use Permit for a food cart pod, farmers market & park
16	ANX	Larsen Annexation	60% Petition for Annexation	Application to annex parcel into the City of LaCenter
17	LOT	Joner Lot Determination	Legal Lot Determination	Applicant requesting to uncombine a lot and to determine two legal lots of record
18	SGN	City of La Center Sign	City Sign	The City is requesting to place a sign at the Junction
19	VAR	Juniper Ridge Post Decision Review and Variance	Post Decision Review & Variance	The applicant is requesting to increase driveway widths by no more than 10% to align with garages
20	PSR	Create Joy	Type I Site Plan Review	The applicant is requesting to change existing office use to retail use
21	PAC	Convenience Store Rebuild	Pre-Application Conference	The applicant is requesting to demolish an existing store and replace it with a 3500 sf retail space and associated infrastructure. Existing fuel island to remain
22	PAC	Lockwood Terrace Subdivision	Pre-Application Conference	The applicant is requesting a 34 lot subdivision in the MDR-16 zone
23	ANX	Muir Annexation 10%	Annexation 10%	The applicant would like to bring in their approximate 10 acre parcel into the City of La Center
24	TRE	Joner Hazard Tree	Hazard Tree Permit	Requesting to remove hazard trees on property
25	TRE	Byrne	Hazard Tree Permit	Requesting to remove hazard trees on property
26	ANX	Muir Annexation 60%	60% Annexation Request	The applicants request is to annex 10.01 acres into the City of La Center
27	VAR	Stephens Hillside Variance	Variance	Requesting a variance for driveway widths on five lots
28	PAC	Nelson Pre-Application Conference	Pre-App to Construct Structure in Sensitive Corridor	Requesting to construct a high wind tunnel in the Sensitive Corridor
29	PSR	LCHS Type I Site Plan Review	Type I Site Plan Review	Requesting to place a portable classroom modular building at La Center High School



Legend
 Taxlots

Notes:

1: 36,112

6,018.7 0 3,009.33 6,018.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
 Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.



**CITY OF LA CENTER
CITY COUNCIL AGENDA ITEM**

Department: Tracy Coleman, Community Development & Public Works Director

Agenda Date: June 10, 2026

Item: Inter-Local Agreement for Equipment and Services “Pacific Northwest Interagency Cooperative” Grounds Equipment and Maintenance Services (GEM)

Action Requested: Authorize Mayor to sign Inter-Local Agreement with other GEM agencies.

Background

The City of La Center has participated in the GEM, at least since January 2006, with the most recent agreement from 1/2021 to 12/2025.

This agreement will replace all previous agreements related to the sharing of equipment and services among 16 Clark and Cowlitz County agencies (including CRESA, CCFR, C-Tran, WSDOT, and multiple municipalities).

The purpose of the agreement is to create efficiencies by cooperation among large and small agencies alike. It is sharing, upkeep and reimbursable use of heavy machinery, vehicles and facilities between organizations. This is great for smaller municipalities that can share heavy excavation machinery or equipment needed for road repairs, clean up or maintenance.

The direct benefit to La Center is to have equipment available through another agency at a nominal cost. Agency expertise is also available on the same basis. Therefore La Center does not have to maintain, house or own expensive equipment that is rarely used. The agreement holders share labor, equipment and materials when available, maximizing the use of valuable resources. This is especially important during an emergency, where you can help one another with the agreement already in place.

Budget Impact

There is no budget impact.

Recommendation/Motion

Authorize the Mayor to sign the Pacific Northwest Interagency Cooperative Intergovernmental Agreement for Equipment and Services.

To be posted on CITY of Vancouver website

Pacific Northwest Interagency Cooperative
Intergovernmental Agreement For
Grounds Equipment and Maintenance (“GEM”) Services

1/1/2026 – 12/31/2031

This Agreement is between various public agencies for the purpose of sharing equipment and labor for services relating to furnishing each other labor, equipment and materials when available on a reimbursable basis for services, roadway construction, maintenance activities, and facilities support pursuant to chapter 39.34 RCW, RCW 47.28.140, and chapter 190.007 ORS.

WHEREAS, the parties to this Agreement are each responsible for constructing and maintaining their facilities/grounds, utilities (sewer, stormwater, power, water, gas, etc.), streets, roads, and highways and maintaining staff, equipment and materials to perform this work; and

WHEREAS, some of the parties to this Agreement were previous participants in similar interlocal agreements since 2005; and

WHEREAS, the parties and public have benefited from the earlier interlocal agreements by achieving greater efficiencies and economies of scale; and

WHEREAS, these interlocal cooperative efforts have commonly been known as the “GEM” Agreement, which stands for grounds, equipment and maintenance; and

WHEREAS, this successor Agreement is intended to be consistent with chapter 39.34 RCW (the “Interlocal Cooperation Act”) and RCW 47.28.140 (the “Highways and Transportation Improvements Cooperative Agreements Act”), and with the provisions of ORS 190.007 (“Intergovernmental Cooperation”); and

WHEREAS, public agencies have a continuing need for efficiencies and economies of scale.

In consideration of the below terms, the parties agree as follows:

1. PURPOSES

The purpose of this Agreement is to permit the parties to make more efficient use of their resources by enabling them to furnish each other labor, equipment and materials when available on a reimbursable basis for services, roadway construction, maintenance activities, and facilities support. This sharing of

GEM INTERLOCAL – 2026-2031 – PAGE 1

resources will be done with the understanding of the parties that the work of the owner of the requested resources takes first priority.

2. PARTIES

The initial parties to this Agreement are City of Vancouver, Clark County, Clark Regional Wastewater District and Clark Regional Transportation Agency. Other governmental agencies, quasi-governmental agencies and public service providers may become parties to this Agreement by executing a signature page pursuant to Section 21.

Other organizations who are neither general purpose governmental jurisdictions nor public service providers may be allowed to participate in similar or identical, but separate, service agreements.

3. TERM OF AGREEMENT

The term of this Agreement is from January 1, 2026, through December 31, 2031. The term may be extended pursuant to Section 4. This Agreement replaces the prior GEM Interlocal Agreement.

4. EXTENSIONS

This Agreement may be extended in five-year increments from the date that this Agreement was initially executed by written agreement of two or more parties. Any extensions shall be executed at least 30 days prior to the expiration of the Agreement. The Administrator for each party is authorized to execute five-year extensions without further authorization from the legislative or governing body of that party. A party desiring to extend the Agreement shall execute a new signature page reflecting the applicable five-year period of that party's continued participation.

5. REQUEST FOR SERVICES

Each request for service shall be in writing and specify the particular service required, the amounts and types of labor, equipment, and materials required, the location of the work, the estimated cost of the work and other information pertinent to the request. Upon receipt of the request, the party which has been requested to provide the service shall indicate its acceptance or rejection of the request, provide an estimated cost of the work by their forces, have it signed by their authorized official, and return one copy to the requesting party. In cases of emergency or unforeseen circumstance necessitating prompt action the request and approval may be done verbally but must be documented in writing within 48 hours of the verbal request.

The party supplying the services or the vehicles, machinery, and equipment shall be designated as the "Provider." The party receiving the services or assuming the use of vehicles, machinery or equipment shall be designated the "User."

6. PAYMENT

The parties agree that the User shall reimburse the Provider, upon request, for its actual direct and related indirect costs including any administrative overhead charges. Administrative charges between

two separate parties may be waived by virtue of a separate written agreement between the parties. Users will pay Provider's invoices in full within 30 days of billing.

Each party agrees that it will be responsible to ensure that the amounts payable for work performed under this Agreement are in accordance with its own procurement guidelines and applicable law.

7. RECORDS RETENTION AND AUDIT

The parties agree to maintain records of all costs incurred under this Agreement pursuant to an accounting system as prescribed and approved by the Washington State Auditor's Office or by the Oregon Secretary of State Audits Division, as applicable. These records shall be kept available for inspection and audit by the party requesting the service for 6 years after payment of the requested service.

8. CARE AND MAINTENANCE OF EQUIPMENT

The parties agree that any time a request is made for the use of equipment, the User shall be responsible for the proper care, maintenance and security of the equipment until the equipment is returned to the Provider. The User shall permit the equipment to be used only by properly trained and supervised operators. Any damage other than normal wear and tear will be the responsibility of the party in possession of the equipment at the time the equipment is damaged. The Provider may require, at its sole discretion, that only Provider's personnel operate certain equipment. In doing so, Provider is an independent contractor and Provider's employees are not employees of the User. The Provider's operator shall perform under the general direction and control of the User but shall retain full control of the manner and means of using the equipment.

9. RIGHT OF ENTRY

The parties have permission to enter all land in which the parties have an interest that is within or adjacent to the right-of-way of a highway, road or street to accomplish all work or services requested as part of this Agreement.

10. ADMINISTRATORS

The legislative body, governing body, or chief administrative official as appropriate for each party shall designate an administrator, who shall have authority to act on behalf of their agency for any action contemplated by this Agreement. The Administrator may designate another person to act in their capacity as Administrator for purposes of this Agreement.

11. DISPUTE CLAUSE, CHOICE OF LAW AND VENUE

If a dispute arises under this Agreement, it shall be resolved as follows:

The Administrator for the Provider and the User shall each appoint a member to a disputes board. These two members of the disputes board shall select a third member not affiliated with either agency. The

dispute resolution hearing shall be informal and unrecorded. Use of this dispute resolution process shall be a prerequisite to the filing of any litigation concerning the dispute.

Venue for any legal action resulting from this Agreement shall be in Clark County, Washington in any court with jurisdiction. The laws of the State of Washington shall apply to this Agreement.

12. HOLD HARMLESS AND INDEMNIFICATION

A. The User will hold harmless, indemnify, and defend the Provider and its elected or appointed officials, agents, and employees from all claims, actions, damages, or expenses arising out of, or in conjunction with, the performance of the work performed by Provider. This obligation shall not include claims, costs, or damages caused by the sole negligence of the Provider or its elected or appointed officials, agents, and employees.

B. Waiver of Worker's Compensation Immunity. This hold harmless and indemnification shall include any claim made against a party by an employee of another party or an employee of an agent or subcontractor of a party even if the party is otherwise immune from liability pursuant to the Washington workers' compensation statute, Title 51 RCW or the Oregon workers' compensation statute, Ch 656 ORS.

C. Concurrent Negligence. If the claims or damages are caused by or result from the concurrent negligence of the Provider, and its agents or employees, and the User, and its agents or employees, and involves those actions covered by RCW 4.24.115, both the Provider and the User shall be liable only to the proportional extent of their respective negligence.

13. CIVIL RIGHTS ACT

A. Nondiscrimination --Title VI of the Civil Rights Act. All agree to comply with all requirements prohibiting discrimination on the basis of race, color, or national origin of Title VI of the Civil Rights Act of 1964, as amended, 42 U.S.C. § 2000(d) and (e), et seq., and U.S. DOT regulations, "Nondiscrimination in Federally-Assisted Programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act," 49 C.F.R. Part 21, and any implementing requirements the Federal Transit Authority (hereinafter referred to as "FTA") may issue.

B. Equal Employment Opportunity – Title VII of the Civil Rights Act. All parties agree to comply with all requirements of Title VII of the Civil Rights Act of 1964, as amended, 42 U.S.C. § 2000e, and 49 U.S.C. § 5332 and any implementing requirements the FTA may issue.

14. FRAUD OR FALSE STATEMENTS

By executing this Agreement, each party affirms the truthfulness and accuracy of any statement it has made, it makes, or may make or cause to be made, regarding use of any C-Tran / Federal Transit Agency ("FTA") funded or assisted equipment used pursuant to this Agreement.

Each party also acknowledges the Federal Government may impose penalties on a party pursuant to 18 U.S.C § 1001 and 49 U.S.C § 5307 for a false, fictitious or fraudulent claim, statement, submission or certification under a contract that is financed in whole, or in part, by Federal assistance.

15. FTA APPROVAL AND FEDERAL CHANGES

Each party, when contracting with an FTA regulated agency, shall comply with all applicable FTA regulations, policies, procedures and directives as adopted or amended, including those listed by reference in the Agreement between C-TRAN and the FTA. A party's failure to do so shall constitute a material breach of this Agreement.

16. DRUG AND ALCOHOL TESTING

If involved with the maintenance, repair or operation of C-Tran revenue service vehicles, the party shall participate in a drug and alcohol program that complies with the federal Department of Transportation 49 CFR § 653 and § 654. Employees who perform "safety-sensitive" functions must be included in the substance abuse management program. The FTA has determined that safety-sensitive functions are performed by personnel who:

- 1) operate revenue service vehicles, including when not in revenue service;
- 2) operate non-revenue service vehicles that require drivers to hold commercial driver's licenses (CDLs);
- 3) dispatch or control revenue service vehicles;
- 4) maintain revenue service vehicles or equipment used in revenue service except for contractors to Section 18 transit agencies; and
- 5) provide security and carry a firearm.

The FTA has determined these requirements also apply to employees of a contractor hired by participants to provide transit and/or maintenance services. These categories include supervisors who perform these functions. Supervisors of employees in these categories who do not themselves perform these functions are excluded.

C-Tran may request copies of signatory agency's Drug and Alcohol Policy from their respective Human Resources Departments, which party agencies shall provide within 10 days.

17. ACCESS TO RECORDS

All parties agree to maintain records and reports required under this Agreement for a period of not less than 6 years after the date of termination or expiration, except in the event of litigation or settlement of claims arising from the performance of any part of this Agreement, in which case all records shall be retained until the party, the FTA, or the Comptroller General have disposed of all litigation, appeals or claims related to this Agreement.

18. INCORPORATION OF FTA TERMS AND CONDITIONS

Sections 13-17 include, in part, certain Terms and Conditions required by the United States Department of Transportation (hereinafter referred to as "DOT") whether or not expressly set forth in the preceding contract provisions. All contractual provisions required by DOT as set forth in the FTA Circular 4220.IF, dated November 1, 2008 are incorporated by reference. All FTA-mandated terms shall be deemed to control in the event of a conflict with other provisions contained in this Agreement. The parties shall not perform any act, fail to perform any act, or refuse to comply with any participating agency's requests, which would cause other participating agencies such as C-Tran to be in violation of the FTA terms and conditions.

19. TERMINATION OF AGREEMENT

Any party may terminate their participation in this Agreement at any time by giving at least 30 days' written notice to all other parties. Any termination under this Section shall be effective 30 days after notice is provided to all other parties, with the date measured 30 days from the date of notice is received by the last party.

20. INTERLOCAL COOPERATION ACT COMPLIANCE

This Agreement is entered into pursuant to chapter 39.34 and chapter 47.28 RCW and pursuant to 190.007 ORS, Intergovernmental Cooperation. Its purpose is as set forth in Section 1. Its duration is as specified in Sections 3 (Term) and 4 (Extensions). Its method of termination is set forth in Section 19. Its manner of financing and of establishing and maintaining a budget therefor is described in Section 6 (Payment). No property shall be acquired pursuant to this Agreement which will need to be disposed of upon partial or complete termination of this Agreement.

21. DOCUMENT EXECUTION AND POSTING

The parties agree this Agreement may be executed in any number of counterparts and by the parties on separate counterparts, any one of which shall constitute an agreement between and among the parties who have executed this Agreement; provided that each party shall transmit to the attention of the Vancouver City Clerk an original, executed signature page of this Agreement, the template for which is attached to this Agreement as Exhibit A.

The Vancouver City Clerk shall cause a copy of this Agreement and a copy of each executed signature page of each party to be posted on the Vancouver City website pursuant to RCW 39.34.040. Upon execution of an original of this Agreement and posting of a copy of a party's executed signature page on the City of Vancouver's website, each counterpart shall constitute an agreement binding on all who have executed this Agreement.

The parties further agree that other entities may also become parties to this Agreement by signing original signature pages that incorporate by reference all the terms of this Agreement. Subsequent parties shall transmit signed signature pages to the attention of the Vancouver City Clerk, who shall cause a copy of the signature pages to be posted on the City of Vancouver website. Upon receipt and posting of such signature pages, this Agreement shall likewise be binding on those subsequent parties.

22. WAIVER

No waiver by any party of any term or condition of this Agreement shall be construed to constitute a waiver of any other term or condition or of any subsequent breach, whether of the same or different provision.

23. SEVERABILITY

If any section or part of this Agreement is held by a court to be invalid, that determination shall not affect the validity of any other part of this Agreement.

EXHIBIT A – SIGNATURE PAGE

To be posted on City of Vancouver website

RETURN ADDRESS
City of Vancouver
City Clerk's Office
PO Box 1995
Vancouver, WA 98668-1995

**Pacific Northwest Interagency Cooperative
Intergovernmental Agreement
For
Grounds Equipment and Maintenance ("GEM") Services
1/1/2026 – 12/31/2031
(SIGNED BY EACH PARTICIPATING ENTITY)**

The undersigned agrees to the terms of the Pacific Northwest Interagency Cooperative Agreement for Equipment and Services ("GEM" Interlocal) - 1/1/2026 – 12/31/2031, the terms and conditions of which are incorporated by this reference.

AGENCY NAME: City of Battle Ground

Kristina Swanson 01/08/2026
(Authorized Signature) Date
Kristina Swanson, City Manager
(Printed Name/ Title)

Agency Administrator Name (primary user): Kristina Swanson
Agency Administrator Phone Number/Email: 360-342-5005

Attested to:

Elizabeth Halili 01/09/2026
(Authorized Signature) Date
Elizabeth Halili, City Clerk
(Printed Name/ Title)

Approved as to Form:

Kirk Ehlis 01/09/2026
Kirk Ehlis (Jan 9, 2026 10:28:28 PST) Date
(Authorized Signature)
Kirk Ehlis
(Printed Name/ Title)
City Attorney
Agency











05a. GEM Agreement - Exhibit A - Interlocal Agreement 05Jan26

Final Audit Report

2026-01-09

Created:	2026-01-08
By:	Elizabeth Halili (elizabeth.halili@cityofbg.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAa3gr0rPAPvB6PHGpEjuRqQAiKURfDdoa

"05a. GEM Agreement - Exhibit A - Interlocal Agreement 05Jan26" History

-  Document created by Elizabeth Halili (elizabeth.halili@cityofbg.org)
2026-01-08 - 6:04:51 PM GMT
-  Document emailed to Kristina Swanson (kris.swanson@cityofbg.org) for signature
2026-01-08 - 6:04:56 PM GMT
-  Email viewed by Kristina Swanson (kris.swanson@cityofbg.org)
2026-01-08 - 6:20:07 PM GMT
-  Document e-signed by Kristina Swanson (kris.swanson@cityofbg.org)
Signature Date: 2026-01-09 - 6:19:24 PM GMT - Time Source: server
-  Document emailed to Kirk Ehlis (kehlis@mjbe.com) for signature
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-  Document e-signed by Kirk Ehlis (kehlis@mjbe.com)
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-  Document emailed to Elizabeth Halili (elizabeth.halili@cityofbg.org) for signature
2026-01-09 - 6:28:29 PM GMT
-  Email viewed by Elizabeth Halili (elizabeth.halili@cityofbg.org)
2026-01-09 - 6:30:08 PM GMT
-  Document e-signed by Elizabeth Halili (elizabeth.halili@cityofbg.org)
Signature Date: 2026-01-09 - 6:31:20 PM GMT - Time Source: server



✔ Agreement completed.
2026-01-09 - 6:31:20 PM GMT

EXHIBIT A – SIGNATURE PAGE

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Vancouver, WA 98668-1995

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1/1/2026 – 12/31/2031
(SIGNED BY EACH PARTICIPATING ENTITY)**

The undersigned agrees to the terms of the Pacific Northwest Interagency Cooperative Agreement for Equipment and Services ("GEM" Interlocal) - 1/1/2026 – 12/31/2031, the terms and conditions of which are incorporated by this reference.

AGENCY NAME: Clark County
Kathleen Otto 1/7/26
(Authorized Signature) Date
Kathleen Otto, County Manager
(Printed Name/ Title)

Agency Administrator Name (primary user) _____
Agency Administrator Phone Number Email _____

Attested to:
[Signature] 1/7/26
(Authorized Signature) Date
Rebecca Messinger, Clerk to Council
(Printed Name/ Title)

Approved as to Form:
Kevin A. McDowell 12/17/25
(Authorized Signature) Date
Kevin A. McDowell
(Printed Name/ Title)
Clark County
Agency

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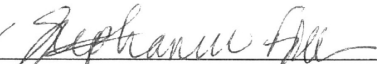
The undersigned agrees to the terms of the Pacific Northwest Interagency Cooperative Agreement for Equipment and Services ("GEM" Interlocal) - 1/1/2026 – 12/31/2031, the terms and conditions of which are incorporated by this reference.

AGENCY NAME: Town of Yacolt

 12/18/25
(Authorized Signature) Date
Ian Shealy / Mayor of Yacolt
(Printed Name/ Title)

Agency Administrator Name (primary user): Ian Shealy
Agency Administrator Phone Number/Email: (360) 686-3922 / mayor@townofyacolt.com

Attested to:

 12/18/25
(Authorized Signature) Date
Stephanie Fields / Yacolt Town Clerk
(Printed Name/ Title)

Approved as to Form:

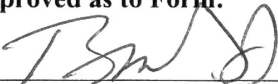
 12/18/25
(Authorized Signature) Date
Brian Gerst, Attorney
(Printed Name/ Title)
Town of Yacolt
Agency

EXHIBIT A – SIGNATURE PAGE

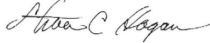
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(SIGNED BY EACH PARTICIPATING ENTITY)**

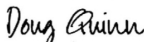
The undersigned agrees to the terms of the Pacific Northwest Interagency Cooperative Agreement for Equipment and Services ("GEM" Interlocal) - 1/1/2026 – 12/31/2031, the terms and conditions of which are incorporated by this reference.

AGENCY NAME: City of Camas


DocuSigned by:

1/12/2026
310E41696B99431
(Authorized Signature) Date
Steve Hogan / Mayor
(Printed Name/ Title)

Agency Administrator Name (primary user): Scott Collins / Public Works Director
Agency Administrator Phone Number/Email: (360) 817-7899 / scott.collins@cityofcamas.us

Attested to:

DocuSigned by:

1/12/2026
989E897FD474A7
(Authorized Signature) Date
Doug Quinn / City Administrator
(Printed Name/ Title)

Approved as to Form:

Signed by:

1/12/2026
F2F2D08C0FF4DB
(Authorized Signature) Date
Shawn MacPherson / City Attorney
(Printed Name/ Title)

Agency

EXHIBIT A – SIGNATURE PAGE

To be posted on City of Vancouver website

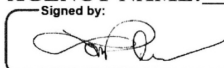
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Pacific Northwest Interagency Cooperative
Intergovernmental Agreement
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Grounds Equipment and Maintenance (“GEM”) Services
1/1/2026 – 12/31/2031
(SIGNED BY EACH PARTICIPATING ENTITY)

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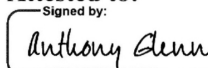
AGENCY NAME: City of Vancouver

Signed by:  1/16/2026
p2BF78E9C0DB4DB
(Authorized Signature) Date
Lon Pluckhahn
(Printed Name/ Title)

Agency Administrator Name (primary user): Michael Cero

Agency Administrator Phone Number/Email: 360-487-8246 / Michael.Cero@cityofvancouver.us

Attested to:

Signed by:  1/21/2026
1C3DA8F830C24DF
(Authorized Signature) Date
Anthony Glenn Deputy City Clerk
(Printed Name/ Title)

Approved as to Form:

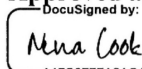
DocuSigned by:  1/21/2026
A17C8F7FA2AC4D4
(Authorized Signature) Date
Nena Cook City Attorney
(Printed Name/ Title)
City of Vancouver
Agency

EXHIBIT A – SIGNATURE PAGE

To be posted on City of Vancouver website

RETURN ADDRESS

City of Vancouver
City Clerk's Office
PO Box 1995
Vancouver, WA 98668-1995

Pacific Northwest Interagency Cooperative
Intergovernmental Agreement
For
Grounds Equipment and Maintenance ("GEM") Services
1/1/2026 – 12/31/2031
(SIGNED BY EACH PARTICIPATING ENTITY)

The undersigned agrees to the terms of the Pacific Northwest Interagency Cooperative Agreement for Equipment and Services ("GEM" Interlocal) - 1/1/2026 – 12/31/2031, the terms and conditions of which are incorporated by this reference.

AGENCY NAME: C-TRAN

Leann M. Caver 01-14-2026
(Authorized Signature) Date
Leann M. Caver
(Printed Name/ Title)

Agency Administrator Name (primary user): Leann M. Caver

Agency Administrator Phone Number/Email: 360-906-7303 Leann.Caver@c-tran.org

Attested to:

(Authorized Signature) Date

(Printed Name/ Title)

Approved as to Form:

(Authorized Signature) Date

(Printed Name/ Title)

Agency

EXHIBIT B – SIGNATURE PAGE – EXTENSION

To be posted on City of Vancouver website

RETURN
ADDRESS City of
Vancouver City
Clerk’s Office PO
Box 1995
Vancouver, WA 98668-1995

Pacific Northwest Interagency Cooperative
Extension of
Intergovernmental Agreement For
Grounds Equipment and Maintenance (“GEM”) Services
1/1/2026 – 12/31/2031
(SIGNED BY EACH PARTICIPATING ENTITY)

The undersigned agrees to terms of the Pacific Northwest Agency Cooperative Agreement for Equipment and Services (“GEM” Interlocal – from 1/1/2026 12/31/2031), the terms and conditions of which are hereby incorporated by this reference as if fully set forth herein.

AGENCY NAME City of La Center

(Signature) _____

(Printed Name/ Title) Thomas Strobehn / Mayor _____

(Date) _____

Attested to:

(Signature) _____

(Printed Name/ Title) Peter Boyce / City Clerk - Director Admin Services _____

By: _____

Approved as to Form:

(Signature) _____

(Printed Name/ Title) Beth Ford _____

Attorney for City of La Center _____



CITY COUNCIL AGENDA ITEM

Department: Tracy Coleman, Public Works & Community Development

Meeting Date: June 10, 2026

Projects: Local Agency Agreement with the Town of Yacolt

Action Requested: Authorize the Mayor to sign an interlocal agreement with the Town of Yacolt related to Building and Planning Services.

Background

This is an Inter-Local Agreement under the authority of the Inter-Local Cooperation Act, RCW 39.34, between the Town of Yacolt and the City of La Center, Washington, municipal corporation code cities in the State of Washington. The City of La Center and the Town of Yacolt by and through their Community Development Departments operate Planning Development and Building Inspections through their respective municipal code requirements. The Town of Yacolt by and through its Community Development Department wishes to use the resources of La Center to assist Yacolt in performing planning and building department that regularly enforces and administers the building and development code requirements, reviews building and land use permit applications, and conducts building inspections and code enforcement. This request is due to their consultant Townzen & Associates closing their business due to retirement. The purpose of this Agreement is to provide for the use of La Center's Building and Planning Services by the Town of Yacolt through June 2031.

As council members are aware, in April of 2025, after sharing information with the Town of Yacolt about Cloudpermit, we worked with the Department of Commerce to allow us to have the Town of Yacolt piggyback on our grant for Cloudpermit. Commerce agreed to allow us to use our grant dollars to help another Town that was small and in need of digital technology. In August of 2025, we offered an interlocal agreement to the Town of Yacolt for us to provide Cloudpermit service to them at zero cost for 5 years. The typical cost of this would have been \$8K per year. We heard back from Yacolt in September of 2025 stating:

“ For the ILA on Cloud Permit services, the Council decided to decline the offer. As we’ve attended some trainings and learned more about the program, we’ve realized it’s just not a good fit for what the Town is doing right now. We’ve been making so much progress with our systems and forms since 2020 that the Council wants us to continue on that path. Plus managing such an elaborate web-portal and software program felt like overkill because we process such a small number of applications. Cloud Permit offers some great benefits to applicants, of course. We will be working on ways to provide some of those benefits with less effort and expense, if we can. Mayor Shealy and the Council did express their appreciation for the offer and all the work you did to make that opportunity possible. Please extend our thanks to everybody who helped keep us involved. We look forward to collaborating with LaCenter in any way that our two cities can be of help to each other.”

The Cloudpermit system the city has adopted is all electronic and can be reviewed quickly and efficiently from our workstations for any city we would have partnered with. We could have offered planning, engineering, clerk, and code enforcement assistance easily to them, almost at a full-time.

With paper in hand and having to go to the town to gather documents and hand approval, it is time consuming. We will have limited time but can come and do periodic physical building inspections and limited planning, permitting and code enforcement services. With the Cloudpermit system we would have immediate access to the applicant's application for review (including the consultants we use & CCFR) for quick review in-house then to the site for onsite inspection. Then we would send all the approved documents back to the applicants electronically.

The City of La Center staff have shared it would have been beneficial for Yacolt to have come on board with the Cloudpermit system, as we could have offered more assistance than we can now, as we are limited, but will help with any availability we have.

City staff have recommended the Town of Yacolt additionally consult with the City of Ridgefield and Clark County Fire and Rescue for code enforcement and building inspections, respectively.

Budget Impact

None. There will be no additional spending by the City of La Center. The Town of Yacolt will reimburse La Center in whole for the hours, and mileage accumulated for the service. This will be at a fully loaded rate. This is requested as an as needed basis.

Recommendation/Motion

I move to authorize approval of the mayor signing an Inter-local Agreement with the Town of Yacolt for Building and Planning Services through June 2031.

**Interlocal Agreement between the City of La Center
And the Town of Yacolt Relating to Building and Planning Services**

The Interlocal Agreement, hereinafter "Agreement" is entered into between the City of La Center, a municipal corporation ("City") and the Town of Yacolt, a municipal corporation ("Town").

WHEREAS, pursuant to Chapter 39.34 RCW (Interlocal Cooperation Act), one or more public entities may contract with one another to perform government functions or services which each is, by law, authorized to perform; and

WHEREAS, The City operates a planning and building department that regularly enforces and administers the building and development code requirements, reviews building and land use permit applications, and conducts building inspections and code enforcement; and

WHEREAS Town desires to utilize the resources of the City to assist the Town in performing Yacolt building and development code administration through plan reviews and building inspections; and

WHEREAS, Town has agreed to compensate City for performing these administrative services; and

NOW THEREFORE, in consideration of the terms and provisions contained herein, it is agreed between City and Town as follows:

1. Purpose. It is the purpose of this Agreement to provide staffing and resources to perform building and land use code administration through plan reviews and inspection services on behalf of the Town.
2. Terms of Agreement. This Agreement shall become effective on the last date executed by both parties upon ratification by both legislative bodies of the City of La Center and the Town of Yacolt and shall continue for a period of five (5) years from the effective date unless terminated by either party upon providing the other party with sixty (60) days advance notice of such termination.
3. Scope of Services for Town Building and Development Code Review and Inspection.
 - a. Upon request by the Town, and in a timely manner, the City will provide its Department of Building and Planning staff to review residential and commercial building plans for compliance with the current Washington and Town building and land use development codes. All such services provided by City staff will be performed as agents of the City, for the limited purpose of enforcing State and Town laws, ordinances, and regulations relating to application of said building and development codes. Direction, oversight, interpretation, direction, and application of said building and development codes, and performance of procedures therewith, shall be at the direction of the Town Staff.
 - b. The City staff shall perform the duties of the Town Building Official to enforce and administer the provisions of Town City building and development codes in accordance with Washington state adopted building and development codes.
 - c. All such services provided by the City Staffor designee, will be performed as an agent of the Town, for the limited purpose of applying State and Town laws, ordinances, and regulations in the performance of services regarding said building and development codes and standards.
 - d. When City services are requested, the City staff or designee shall rely on the interpretations of the Town of State laws, ordinances, and regulations relating to application of said building and development codes and standards, as provided to the City by the Town or designee, and by the Town Attorney.

- e. The Town shall submit timely requests for any plan review services to the City staff. Plans shall be reviewed and returned to the applicant within 6 weeks or less depending on the city work load
 - f. The Town retains responsibility for all hearings, appeals, and administrative enforcement activities arising from building inspection services, regardless of which party performed the services.
 - g. Upon request by the Town, City staff shall perform building inspections, including building, plumbing, and mechanical inspections. The governing codes used for inspection shall be those adopted by the Town within Title 15 and 18 of the Yacolt Municipal Code, as amended. Inspections will be performed according to an inspection schedule set by the City in consultation with the Town. Procedures shall be established and agreed upon by both parties for 1) notification of City designated staff of inspections waiting to be scheduled, 2) the regular conduct and completion of building inspections, and 3) the notification of Town staff of inspection status and disposition
 - h. Independent Contractor. The Parties understand and agree that City is acting hereunder as an independent contractor and shall maintain control of all City employees, including by not limited to hiring, firing, discipline, evaluation, and establishment of standards of performance thereof. All City personnel rendering service hereunder shall be employees of the City, although they may from time-to-time act as agents and officers of the Town, as set forth herein.
 - i. Payment to City. In consideration of this Agreement and the services provided, the Town shall pay the City an hourly rate for all services provided by City as listed in Exhibit A. Payments for services rendered shall be made by Town within thirty (30) days of receipt of the billing statement from City.
 - j. Billing statement. City shall submit a monthly statement to Town that shall contain dates of service and hours of work.
 - k. Billing statement dispute. If there is a dispute regarding the amount of money owed by Town to the City, staff shall make every effort to resolve such a dispute. In the event that there is no resolution to the dispute, the Mayors for the jurisdiction agree to attempt to resolve the dispute before engaging in the dispute resolution measures set forth in Section (7B).
4. Ownership of Property. The parties to this Agreement do not contemplate the acquisition of any property to carry out the purposes of this Agreement. Any property owned by City shall remain the property of City, and the property owned by Town shall remain the property of Town.
5. Termination.
- a. Termination by Notice. This Agreement may be terminated by either party upon it providing the other party with sixty (60) days advance written notice of such termination.
 - b. Termination by Mutual Written Agreement. This Agreement may be terminated at any time by mutual written agreement of the parties.
 - c. Termination for Breach. Either Party may terminate this Agreement with fourteen (14) days advance written notice upon the failure of other Party comply with the provisions set forth in this Agreement.
6. Indemnification and Hold Harmless.
- a. City agreed to defend, indemnify, and hold harmless Town and each of its employees, officials, agents, and volunteers, from all losses, claims, liabilities, lawsuits, or legal judgements arising out of any negligent or tortious actions or inactions by City or any of its employees, officials, agents, or volunteers, while acting within the scope of the duties required by this agreement.
 - b. Town agrees to defend, indemnify, and hold harmless City and each of its employees, officials, agents, and volunteers from all losses, damages, claims, liabilities, lawsuits, or legal judgments arising out of

any negligent or tortious actions or inactions by Town or any of its employees, officials, agents, or volunteers, while acting within the scope of the duties required by this Agreement.

- c. In executing this Agreement, the City does not assume liability or responsibility for or in any way release the Town from any liability or responsibility which arises in whole or in part from the existence or effect of Town ordinances, rules, regulations, policies, interpretations, or directives. If any clause, claim, suit, action, or administrative proceeding is commenced in which the enforceability and/or validity of any such Town ordinance, rule, regulation, policy, interpretation or directive is at issue, the Town shall defend the same at its sole expense and if judgement is entered or damages are awarded against the Town, the City, or both, the Town shall satisfy the same, including all chargeable costs and attorneys' fees.
 - d. It is further specifically and expressly understood that the indemnification provided herein constitutes each party's waiver of immunity under industrial insurance, Title 51 RCW, solely to carry out the purposes of this indemnification clause. The parties further acknowledge that they have mutually negotiated this waiver.
 - e. The rights, duties and obligations set forth in this section Paragraph (indemnification and hold harmless) survive termination or expiration of this agreement.
7. Miscellaneous.
- a. Non-Waiver of Breach. The failure of either party to insist upon strict performance of any of the covenants and agreements contained in this Agreement, or to exercise any option conferred by this Agreement in one of more instances, shall not be construed to be a waiver or relinquishment of those covenants, agreements, or options, and the same shall be and remain in full force and effect.
 - b. Resolution of disputes and governing law. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. If the parties are unable to settle any dispute, difference or claim arising from the parties' performance of this Agreement, the exclusive means of resolving that dispute, difference, or claim, shall only be by filing suit exclusively under the venue, rules and jurisdiction of the Clark County Superior Court, Clark County, Washington, unless the parties agree in writing to an alternative dispute resolution process. Except as otherwise stated herein, in any claim or lawsuit for damages arising from the parties' performance of this Agreement, each party shall pay all its legal costs and attorney's fees incurred in defending or bringing such claim or lawsuit, in addition to any other recovery or award provided by law; provided, however, nothing in this paragraph shall be construed to limit the parties' right to indemnification under this Agreement.
 - c. Assignment. Any assignment of this Agreement by either party without the prior written consent of the non-assigning party shall be void. If the non-assigning party gives its consent to any assignment, the terms of this Agreement shall continue in full force and effect and no further assignment shall be made without additional written consent.
 - d. Modification. No waiver, alteration, or modification of any of the provisions of this Agreement shall be binding unless in writing and signed by a duly authorized representative of each party and subject to ratification by the legislative body of each entity.
 - e. Compliance with Laws. Each party agrees to comply with all local, federal, and state laws, rules and regulations that are now effective or in the future become applicable to this Agreement.
 - f. Entire Agreement. The written terms and provisions of this Agreement, together with any exhibits attached hereto, shall supersede all prior communications, negotiations, representations, or agreements, either verbal or written of any officer or other representative of each party, and such statements shall not be effective or be construed as entering or forming a part of or altering in any manner this Agreement. All the exhibits are hereby made part of this Agreement. Should any of

the language of any exhibits to this Agreement conflict with any language contained in this Agreement, the language of this document shall prevail.

- g. Severability. If any section of this Agreement is adjudicated to be invalid, such action shall not affect the validity of any section not so adjudicated.
- h. Interpretation. The legal presumption that an ambiguous term of this Agreement should be interpreted against the party who prepared the Agreement shall not apply.
- i. Notice. All communications regarding this Agreement shall be sent to the parties at the addresses listed on the signature page of the Agreement, unless notified to the contrary. Any written notice hereunder shall become effective upon personal service or three (3) business days after the date of mailing by registered or certified mail and shall be deemed sufficiently given if sent to the addresses at the address stated in this Agreement or such other address as may be hereafter specified in writing.

In Witness, the parties below execute this Agreement, which shall become effective on the last date entered below.

_____	_____
Dated	Dated
City of La Center	Town of Yacolt
_____	_____
Mayor	Mayor
Attest:	Attest:
_____	_____
City Clerk	Town Clerk
Approved as to form:	Approved as to form:
_____	_____
City Attorney	Town Attorney

Exhibit A

15.05.050 Building and development application fees.

The fees for building and development permits are as set forth in Table A below. The valuation to be utilized is as set forth in the most current edition of the International Code Council Building Valuation Data. Permit fees are collected prior to or at the time of the issuance of the permit. A permit shall not be valid until the fees prescribed have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid. The city may use the services of an outside professional consultant for plan review services; all invoices associated with the services of an outside professional consultant, including an administrative services charge, shall be paid prior to or at the time of permit issuance. All other fees, including but not limited to impact fees and system development charges, must also be paid prior to or at the time of permit issuance. In the event of any conflict between this section and LCMC [15.05.030](#), this section shall prevail.

Table A – La Center Building Fee Table

Item	Fee
Building Plan Review:	65% of Building Fee
Minimum Plan Review Fee	\$25.00
Outside Structural Plan Review: Exception Only (Example: Hospitals)	* City Cost
Fee for Each City Plan Review in Excess of 3	\$500.00
Changes or Additions to Plans That Required Additional Review – Fee per Hour	\$75.00
Reactivation of 180-Day Plan Approval Fee	\$250.00
Foundation Permit/Early Start At-Risk Agreement:	25% of Building Fee; Balance Due at Permit Issuance
Inspection Fees:	
Base Inspection Cost per Hour	\$75.00
Inspections Outside of Normal Business Hours	4-Hour Minimum
Reinspection Fees (If Separate Inspection Fee Is Applicable)	1-Hour Minimum

Table A – La Center Building Fee Table

Item	Fee
Adult Family Home	2-Hour Minimum
Special Occupancies	2-Hour Minimum
Special Inspections Requested by the Applicant	2-Hour Minimum
Other Inspections (If Separate Inspection Fee Is Applicable)	1-Hour Minimum
Mechanical Plan Review Fees:	50% of Mechanical Fee

**CLARK COUNTY EMERGENCY
MEDICAL SERVICE DISTRICT #2
STAFF REPORT**

DATE: May 3, 2026

REQUESTED ACTION:

Approve Amendment #1 to the EMS Interlocal Cooperative Agreement between Clark County Emergency Medical Service District #2 (EMSD2), Clark County, Battle Ground, La Center, Ridgefield, and Woodland.

BACKGROUND

On January 1, 2026, EMSD2, Clark County, and the Cities of Battle Ground, La Center, Ridgefield, and Woodland entered into an EMS Interlocal Cooperative Agreement (Agreement) for the provision of ambulance transport services.

On January 12, 2026, the EMSD2 Board voted to amend its Bylaws, expanding Board membership from three to five members. This change will modify the annual budget process. As a result, Amendment #1 removes the Agreement's reference to participation in the County's budgeting process.

EMSD2 will update its Bylaws to reflect the new budget process beginning in January 2027 and will continue to follow the County's budget process through the remainder of 2026.

POLICY IMPLICATIONS

None

COMMUNITY OUTREACH

No specific community outreach has been done; however, the EMSD2 Board Meetings are held each quarter (January, April, July, October) on the second Monday of the month. The public is encouraged to attend either in person or virtually.

BUDGET IMPLICATIONS

There is no cost for Amendment #1.

DeAnn Cordes

DeAnn Cordes
Contract Administrator
Clark County

Primary Staff Contact Name and Extension: DeAnn Cordes, 564.397.4002

**Amendment to EMS Interlocal
Cooperation Agreement
Amendment No 1**

Clark County Emergency Medical Service District #2 (“EMSD2”), an emergency medical services district authorized under RCW 36.32.480, Clark County (“County”), and the cities of Battle Ground, La Center, Ridgefield, and Woodland (“Cities”), entered into an EMS Interlocal Cooperation Agreement (“Interlocal”) on January 1, 2026, for EMSD2 for the provision of ambulance transport services.

RECITALS

WHEREAS pursuant to RCW 39.34.080 of the Interlocal Cooperation Act, one or more public agencies may contract to perform any government service, activity, or undertaking that each public agency is authorized by law to perform;

WHEREAS the Interlocal stated EMSD2 obligations to budget the revenue and expenses for EMSD2 and participate in the County’s budgeting processes, in order to allocate and spend District funds;

WHEREAS in January 2026 the EMSD2 Board Bylaws were amended to include two additional members. The Clark County Council no longer has majority membership on the EMSD2 Board. Therefore, the Clark County Council shall no longer approve or deny the EMSD2 Board budget;

WHEREAS EMSD2 Bylaws will be updated to reflect the change in budget process and shall outline EMSD2’s internal budget process going forward; and

WHEREAS the Interlocal allowed for amendments executed in writing as mutually agreed by all parties.

NOW, THEREFORE, EMSD2, THE COUNTY, AND THE CITIES HEREBY AMEND THE INTERLOCAL AS FOLLOWS:

1. Recitals: The recitals are incorporated herein by reference into the body of the Interlocal Agreement between the parties.

2. EMSD2 Obligations: Section 5e is hereby amended as follows:
 - e. To budget the revenue and expenses for EMSD2 ~~and participate in the County's budgeting process~~, in order to allocate and spend District funds.
3. Effective: This amendment will be effective on June 30, 2026, so that the Clark County 2027 annual budget process is not impacted.
4. Effect of Amendment: Except as specifically amended herein, all remaining terms and conditions of the original agreement remain in full force and effect.

[Signature pages to follow.]

EMS Interlocal Cooperation Agreement
Amendment #1
Page 3

CITY OF BATTLE GROUND

Attest:

By: Kristina Swanson
City Manager

Elizabeth Halili
City Clerk

Approved only as to form:

Kirk A. Ehlis
City Attorney

CITY OF LA CENTER

Attest:

By: Thomas Strobehn
Mayor

Peter Boyce
City Clerk

Approved only as to form:

Beth Ford
City Attorney

CITY OF RIDGEFIELD

Attest:

By: Steve Stuart
City Manager

Julie Ferriss
City Clerk

Approved only as to form:

Janean Parker
City Attorney

CITY OF WOODLAND

Attest:

By: Todd Dinehart
City Mayor

Amanda Hougan
City Clerk

Approved only as to form:

Emily Guildner
City Attorney

CLARK COUNTY

Attest:

By: Kathleen Otto
County Manager

Rebecca Messinger
Clerk to the Council

Approved only as to form:
ANTHONY F. GOLIK
Clark County Prosecuting Attorney

Katie L. Jolma
Deputy Prosecuting Attorney

EMS Interlocal Cooperation Agreement
Amendment #1
Page 8

CLARK COUNTY EMERGENCY
MEDICAL SERVICE DISTRICT #2

Attest:

By: Sue Marshall
Board Chair

Rebecca Messinger
Clerk to the Board

Approved only as to form:
ANTHONY F. GOLIK
Clark County Prosecuting Attorney

Katie L. Jolma
Deputy Prosecuting Attorney



**CITY OF LA CENTER
CITY COUNCIL AGENDA ITEM**

Department: Tracy Coleman, Public Works & Community Development
Meeting Date: June 10, 2026
Projects: Sewer Utility Rates and Structure
Action Requested: Adopt Resolution 492 New Utility Rate Structure Volumetric Rate Design

Background

In 2024 staff was directed to move forward in conducting a rate study for its Sewer utility rates and structure. The last sewer rate adjustment for La Center became effective on January 1, 2015, and was set at \$66.00 per Equivalent Residential Unit (ERU). Rates have been maintained at 2015 levels since then with significant changes in economic impacts, inflation, aging infrastructure and state mandated treatment plant expansion requirements.

Our operating expenses, insurance, salaries and material costs have increased over the past 11 years, in addition to aging infrastructure. Our utility has a financial obligation to operate on a standalone basis.

Our existing debt service ranges between \$768K (2025) to \$400K (2030) as the Public Works pump station loans are repaid. Additionally, our existing WWTP interfund loan has a balance of approximately \$15M.

The policy is to have Operating Reserves for 90 days (\$312K - \$335K), a capital contingency reserve of \$2M and a minimum dept service coverage requirement of 1.25 to ensure compliance with existing loan/debt covenants and maintain credit worthiness for future debt service.

On **October 22, 2024**, the city of La Center signed a contract with Gray and Osborn on, to consult with FCS group for the completion of a Sewer Utility Rate Study.

On **December 10, 2025**, FCS group provided their first presentation. This was an overview of how municipalities set sewer rates; key assumptions and factors; revenue requirements and optional rate designs. Three scenarios were presented for consideration: S1- One time catch up; S2- No new debt in rate setting period; and S3-No new debt in Rate setting Period & 20-year Existing Loan Repayment. In addition to overall needs assessment, two rate design options were evaluated. Option 1 focused on maintaining the existing fixed rate structure. Option 2 evaluated moving a portion of the revenue collection to a volume-based charge.

From **February – March 2025** the city placed a survey on our city website asking the community for feedback on the Residential Monthly Rate Schedule. Additionally, the city sent out over 1,500 emails to our utility account users. We posted on Facebook and had 5,200 views. We paid a small amount of money (\$13.80) to target advertising to our residents, that had 2,966 views, leading to 99 links clicked for the survey.

On **May 13, 2026**, FCS group presented on volumetric rate structure and showed a comparison to flat rate structure. Council voted to proceed with Volumetric rate structure.

Ohn May 27, 2026, FCS groups presentation shows what sewer rates will look like moving to volumetric rates beginning July 2026 through December 2030. It is recommended that the city re-evaluate the rates in 3 years to see if the rate structure stays on track in beginning to operate on a standalone basis and has paid off the Public Works Loans and began principal reductions on the Interfund loans that were established in 2006 with no principal reduction.

Staff Recommendation

Based on council directions the below rates are suggested to be adopted through Resolution 429. These sewer rates are based on volumetric flow, beginning with winter averaging from December 2025 to March 2026. The cubic feet volume pricing will be added to the monthly ERU beginning January 2027. The ERU pricing would become effective July 1, 2026.

Single Family	Existing	2026	2027	2028	2029	2030
Monthly \$/ERU	\$ 66.00	\$ 79.20	\$ 81.97	\$ 89.35	\$ 97.39	\$ 106.16
\$ / 100 cf (winter average)	n/a	n/a	1.83	1.99	2.17	2.37

Non Single Family	Existing	2026	2027	2028	2029	2030
Monthly \$/ERU	\$ 66.00	\$ 79.20	\$ 81.97	\$ 89.35	\$ 97.39	\$ 106.16
\$ / 100 cf (winter average)	n/a	n/a	3.55	3.87	4.22	4.60

Low Income User and Permit Application and Inspections Fees will currently remain the same as outlined in Resolution No. 16-402. Staff will bring this forth to council upon an income analysis for Low Income Users, and consultant work with FCS, Group on Permit Application and Inspection Fees. The anticipated date is prior to year end 2026.

Budget Impact

None.

Recommendation/Motion

Mayor I move to approve adoption of Resolution 492 New Utility Rate Structure Volumetric Rate Design as presented.

Attached: Resolution No. 492 – To be brought forward at future council meeting



RESOLUTION NO. 492

A RESOLUTION REPEALING RESOLUTION 16-402 AND ADOPTING A NEW SCHEDULE OF RATES AND CHARGES FOR ALL USERS OF THE CITY SEWER UTILITY

A RESOLUTION of the City Council of the City of La Center establishing certain charges and fees relating to the city's sewer service.

WHEREAS, in July 2006 (Ordinance 2006-09), the City Council adopted a set of uniform discharge requirements to govern the operation of and discharges to the City's wastewater treatment plant, which was codified as Chapter 13.10 (Sewer System Rules and Regulations) of the LCMC; and

WHEREAS, pursuant to LCMC 13.10.030, the City Council shall by resolution establish rates and charges for the City's sewer utility, and periodically revise those rates and charges; and

WHEREAS, pursuant to this authority, the Council most recently adopted Resolution 16-402 (January 13, 2015) establishing a schedule of annual rates and charges for the City's sewer utility; and

WHEREAS, On December 10, 2025, it was brought forth to council the need to revise the rates and schedule of charges for the City's sewer utility before the end of 2026, as revenue at existing level is not sufficient to meet ongoing obligations; and

WHEREAS, existing interfund loans have been established since 2006 and have not had a repayment plan for principal reduction, and the city continues to hold a principal balance where only interest payments are being made; and

WHEREAS, future debt may be necessary to fund capital outside a five (5) year period, and it is dictated by state law and municipal bond covenants that require municipal utilities to set rates sufficient to pay for operating and maintenance charges, debt service and depreciation; and

WHEREAS, the City wishes to modify sewer rates from those established by repealing Resolution No. 16-402, and making effective July 1, 2026, as reflected in this resolution and incorporated herein by this reference.

NOW, THEREFORE, BE RESOLVED BY THE CITY COUNCIL OF THE CITY OF LA CENTER that the following monthly sewer rates are to be reflective as of July 1, 2026, with charges and fees applicable to the city's sewer service as part of the resolution and incorporation herein by this reference. be and hereby are fixed and

Resolution No. 492- Page 1 of 3

imposed.

Single Family Volume Based Rates

Beginning July 2026, a Monthly rate per ERU will be \$79.20.

Beginning January 2027, a volumetric rate will be charged with a Monthly rate per ERU of \$81.97 and an additional charge of \$1.83 per 100 cubic feet (winter average) of water usage.

Beginning January 2028, a volumetric rate will be charged with a Monthly rate per ERU of \$89.35 and an additional charge of \$1.99 per 100 cubic feet (winter average) of water usage.

Beginning January 2029, a volumetric rate will be charged with a Monthly rate per ERU of \$97.39 and an additional charge of \$2.17 per 100 cubic feet (winter average) of water usage.

Beginning January 2030, a volumetric rate will be charged with a Monthly rate per ERU of \$106.16 and an additional charge of \$2.37 per 100 cubic feet (winter average) of water usage.

Single Family	Existing	2026	2027	2028	2029	2030
Monthly \$/ERU	\$ 66.00	\$ 79.20	\$ 81.97	\$ 89.35	\$ 97.39	\$ 106.16
\$ / 100 cf (winter average)	n/a	n/a	1.83	1.99	2.17	2.37

Non-Single-Family Volume Based Rates

Beginning July 2026, a Monthly rate per ERU will be \$79.20.

Beginning January 2027, a volumetric rate will be charged with a Monthly rate per ERU of \$81.97 and an additional charge of \$3.55 per 100 cubic feet (winter average) of water usage.

Beginning January 2028, a volumetric rate will be charged with a Monthly rate per ERU of \$89.35 and an additional charge of \$3.87 per 100 cubic feet (winter average) of water usage.

Beginning January 2029, a volumetric rate will be charged with a Monthly rate per ERU of \$97.39 and an additional charge of \$4.22 per 100 cubic feet (winter average) of water usage.

Beginning January 2030, a volumetric rate will be charged with a Monthly rate per ERU of \$106.16 and an additional charge of \$4.60 per 100 cubic feet (winter average) of water usage.

Non Single Family	Existing	2026	2027	2028	2029	2030
Monthly \$/ERU	\$ 66.00	\$ 79.20	\$ 81.97	\$ 89.35	\$ 97.39	\$ 106.16
\$ / 100 cf (winter average)	n/a	n/a	3.55	3.87	4.22	4.60

When the new rates take effect, the monthly sewer charge per ERU set forth in Resolution No. 16-402 shall be null and void. System Development Charges Per ERU, Low Income User and Permit Application and Inspections Fees will currently remain the same as outlined in Resolution No. 16-402.

PASSED this _____ day of _____ 2026

CITY OF LA CENTER

Thomas Strobehn, Mayor

ATTEST:

Peter Boyce, Deputy Clerk-Treasurer

APPROVED AS TO FORM:

Beth Ford, City Attorney